

**MEETING OF THE CORPORATE BOARD
OF THE MOST WORSHIPFUL GRAND LODGE
OF FREE AND ACCEPTED MASONS OF FLORIDA**

December 18, 2021

No. 12

A Meeting of the Corporate Board of Directors was called to order at 10:01 a.m. at the Rosen Plaza Hotel in Orlando, Florida, and via video conference on Microsoft Teams by M.: W.: Jeffrey S. Foster, Grand Master, Chairman, with the following members present:

M.: W.: Jeffrey S. Foster, Grand Master, Chairman
R.: W.: Robert J. Lambert, Deputy Grand Master
R.: W.: Glen B. Bishop, Senior Grand Warden
R.: W.: Donald W. Cowart, Junior Grand Warden
R.: W.: Rudin J. Boatright, Grand Treasurer
M.: W.: Thomas L. Turlington, Jr., P.G.M.
R.: W.: Haskell R. Vest, Jr., P.D.D.G.M.
M.: W.: Richard E. Lynn, P.G.M., Grand Secretary, Secretary to the Board

Also Present:

R.: W.: Stephen R. Gladstone, General Counsel	R.: W.: Tali Atala, P.D.D.G.M.
R.: W.: Gary J. Gamache, Sr., P.D.D.G.M.	R.: W.: Francisco Moc, D.D.G.M. Dist. 28
R.: W.: Anthony A. De Angelo, W.: Grand Historian	R.: W.: Dwight A. Wilson, P.D.D.G.M.
R.: W.: Chester A. King, P.D.D.G.M.	R.: W.: Kenneth E. Shaw, P.D.D.G.M.
R.: W.: Michael S. Griffin, P.D.D.G.M.	W.: Charles A. Dyer, P.M.
W.: Julian M. Mackenzie, P.M.	R.: W.: J. Paul Stellrecht, P.D.D.G.M.
R.: W.: Robert W. Estell, Jr., P.D.D.G.M.	

The Pledge of Allegiance to the American Flag was led by M.: W.: Jeffrey S. Foster, Grand Master, and prayer was offered by R.: W.: Robert J. Lambert, Deputy Grand Master. The Grand Master introduced the members of the Board and others present.

A motion was made by R.: W.: Robert J. Lambert, Deputy Grand Master, and seconded by R.: W.: Glen B. Bishop, Senior Grand Warden, to approve the Minutes of Corporate Board Meeting No. 11 of November 20, 2021. Motion carried.

MASONIC HOME ADMINISTRATOR'S REPORT – DECEMBER

- COVID-19 Update: the residents and staff are doing well, there have been no new cases of COVID-19 in the past couple of months, and vaccine booster shots have been provided. We are following all CDC, AHCA, and Florida Department of Health recommended guidelines regarding screening, testing, infection control, visitation, etc., to ensure resident and staff safety.
- A contract with Rise Senior Living (a provider of physical, occupational, and speech therapy) has been sent to Attorney Stephen R. Gladstone for his review. This company will provide therapy services in conjunction with resident Medicare benefits and is currently successfully providing service to other Masonic affiliated senior living communities in the country.
- We are seeing information inquiries regarding future admissions, fraternal and Private Pay, which are beginning to increase resulting in more interest and tours. The launch of the new Masonic Home website is helping potential admission applicants and their families obtain more information.
- We would like to thank all the Lodges and Districts who provided wonderful holiday gifts for the residents and although modified due to COVID-19 precautions, continuing these valued traditions.

LONG RANGE PLANNING COMMITTEE REPORT – DECEMBER

The meeting of the Long Range Planning Committee was held by various phone conversations with Director Robertson, committee members, and emails. Listed below is a summary of what was discussed:

1. Repairs have been made on the dining room and laundry roofs and will follow up after the first of the year with seeking quotes for replacement.
2. We have put a hold on the chiller and cooling tower replacement proposals from two companies and will revisit after the first of the year. After confirmation on securing a positive direction with the ALF renovation we will look at revisiting this scope of work by incorporating it into the design package and adjust the budget as needed.
3. We have only received two quotes to date for the kitchen exhaust fan replacement and it is becoming more of an issue and will revisit with Harper Mechanical next week to see if we can reach an agreement on price and scope of work or go seek another contractor quote.
4. Harper Mechanical is moving forward with the build on AHU #9 and should have it here for installation by January of 2022.
5. AHU #14 is on our schedule for future replacement. We will continue seeking quotes for this AHU after the first of the year.
6. N & W Painting Corporation is still working on the apartment building and hopes to be completed by the first of the year.
7. The fire pump that failed a test during an inspection is still up and working but Director Robertson will continue to search for a company to investigate and do repairs.
8. After our meeting and walkthrough on 12/4/2021 we received three owner's representative firms but are still waiting on pricing from them; and based on their percentage base concept it may not be our best approach. One suggestion of the Long Range Planning Committee is the possibility of hiring direct as an employee to the Home a Project Manager or Superintendent with a construction background to assist with the overall project from preconstruction, construction, and closeout in lieu of a management consultant. We are still reaching out to Design Build Contractors and Architectural firms to continue the process for the ALF renovation.
9. The following items at the Home have been replaced for general maintenance in the last month:
 - a) Replaced smoke detector and heat detector in laundry dryer room after alarm condition. Devices did not reset.
 - b) Replaced the fire pump flow meter (Gerand) on the bypass loop in the fire pump room. An attempt was made to rebuild the meter and have it recalibrated, but the meter was too old and there were no parts available.
 - c) Repaired Robocoupe food processor lid and safety switch in main kitchen.
 - d) Replaced Taco recirculating pump bearings and bracket assembly for domestic hot water.

Nothing further was discussed and brought up for review at this time and our discussions were concluded until next month. This report was approved at the Board of Trustees Meeting on December 18, 2021.

OPERATIONS COMMITTEE REPORT – DECEMBER

- A. Community restrictions remain in place due to COVID-19.
- B. Marketing:
 - i. Total of 68 residents; of which 25 are Private Pay with 13 non-Masonic, with 42 SNF and 26 ALF from the census breakdown report.
 - ii. Limited tours for visitors and guests are allowed to visit.
 - iii. BrandMETTLE is moving forward. A workshop is conducted weekly. BrandMETTLE has now rolled out the final phases of our Facebook and Google campaigns and Maryanne at the Masonic Home reports that we have begun to receive inquiries and potential Private Pay residents. Full detail/metrics are available for review. R.: W.: Michael S. Griffin distributed a stewardship report from BrandMETTLE and provided additional information.
- C. Follow-up with Greystone continues during our workshop.
- D. Discussion on renovations and consulting services continues during the workshop.

E. Other: Job Positions: Administrator – A task force has been formed and *search for an Administrator has been conducted through Indeed and Leading Age Florida (an association representing senior living facilities throughout Florida). Current applicants are not qualified and/or licensed. *The Chairman of the Board of Trustees contacted MedBest which is an Executive Search company in only the senior living industry who was recommended by a member of the Board of Trustees. *The search committee met on Monday, November 22nd and discussed MedBest’s and further recommended using their expertise in locating an Administrator.

R.:W.: Robert J. Lambert, Deputy Grand Master, moved for acceptance of the Masonic Home Administrator’s Report, the Long Range Planning Committee Report, and the Operations Committee Report for December as printed and distributed. Second was made by R.:W.: Glen B. Bishop, Senior Grand Warden, and the motion carried.

ADMISSIONS COMMITTEE REPORT – DECEMBER

During the month of December, two applications were received for review and approved by the Admissions Committee for admission to the Masonic Home: John Cotton, sponsored by Cornerstone Lodge No. 416 and Ava Cotton, sponsored by Cornerstone Lodge No. 416.

The Admissions Committee is recommending the extension for Non-Resident Relief in the amount of \$1,400.00 for a term of three months. No applications were received for Non-Resident Relief or Emergency Relief and \$1,400.00 was distributed for Non-Resident Relief Funds in November of 2021.

R.:W.: Glen B. Bishop, Senior Grand Warden, moved for acceptance of the Admissions Committee Report for the month of December as printed and distributed and the motion was seconded by R.:W.: Donald W. Cowart, Junior Grand Warden. Motion carried.

**MASONIC HOME APPLICATIONS APPROVED
BOARD OF TRUSTEES MEETING – NOVEMBER**

During the month of November, the following application was approved by the Board of Trustees for admission to the Masonic Home: Frederick Piasecki, sponsored by R.T. Schafer Lodge No. 350.

NON-RESIDENT RELIEF REPORT – NOVEMBER

During the month of November, Non-Resident Relief Funds in the amount of \$1,400.00 were distributed.

R.:W.: Donald W. Cowart, Junior Grand Warden, moved for the adoption of the Masonic Home Applications Approved by the Board of Trustees Report for the month of November, and the Non-Resident Relief Report for the month of November. Second was made by R.:W.: Haskell R. Vest, Jr., P.D.D.G.M., and the motion carried.

NEW ACCOUNT NUMBERS FOR THE MONTH OF NOVEMBER

During the month of November, the following new General Ledger Account Numbers were created:

ACCOUNT NO.	NAME:	ACCOUNT TYPE:
060 00-00 26296.008	Lance, Helga (Private Pay)	Liability
060 00-00 26297.008	Lawrence, Carla (Private Pay)	Liability
060 00-00 26298.008	Maxwell, Mary (Private Pay)	Liability

R.:W.: Haskell R. Vest, Jr., P.D.D.G.M., moved for the adoption of the New Account Numbers Report for the month of November. Second was made by M.:W.: Thomas L. Turlington, Jr., P.G.M., and the motion carried.

**CREDIT APPLICATIONS REPORT
GRAND LODGE AND MASONIC HOME OF FLORIDA FOR NOVEMBER**

During the month of November, there were no credit applications received and processed for the Grand Lodge Office or the Masonic Home of Florida.

M.:W.: Thomas L. Turlington, Jr., P.G.M., made a motion for the adoption of the Credit Applications Report for the month of November which was seconded by R.:W.: Rudin J. Boatright, Grand Treasurer. Motion carried.

LIST OF ESTATE ACTIVITY FOR NOVEMBER

The Board then reviewed the List of Estate Activity for November. R.:W.: Rudin J. Boatright, Grand Treasurer, moved for acceptance of the report for the month of November as printed and distributed. Second was made by R.:W.: Robert J. Lambert, Deputy Grand Master, and the motion carried.

**FUNDS RECEIVED FOR THE MASONIC HOME ENDOWMENT FUND, INC.
FUNDS AVAILABLE FOR THE MASONIC HOME BUILDING FUND**

The Board reviewed the funds received from estates and wills through the month of November for the Masonic Home Endowment Fund, Inc. (\$465,751.69). The Board then reviewed the funds available for the Masonic Home Building Fund (\$566,379.85).

R.:W.: Robert J. Lambert, Deputy Grand Master, made a motion for acceptance of the reports for the month of November which was seconded by R.:W.: Glen B. Bishop, Senior Grand Warden, and the motion carried.

MASONIC RELIEF FUND REPORT – NOVEMBER

During the month of November, no funds were received and deposited into the Masonic Relief Fund.

R.:W.: Glen B. Bishop, Senior Grand Warden, made a motion for acceptance of the report for November as printed and distributed. Second was made by R.:W.: Donald W. Cowart, Junior Grand Warden, and the motion carried.

MASONIC HOME BUDGET REPORT – NOVEMBER

We report that we are currently 6.0% favorable to the budget (\$493k) for the fiscal year before any contingency is used, after amortizing for the insurance premiums already paid, and adjusting for the timing of maintenance.

R.:W.: Glen B. Bishop, Senior Grand Warden, made a motion for acceptance of the Masonic Home Budget Report for November as printed and distributed which was seconded by R.:W.: Donald W. Cowart, Junior Grand Warden, and the motion carried.

REPORT OF THE GENERAL COUNSEL

I. CONTRACT REVIEW/GRAND LODGE:

General Counsel has not been requested to review any documentation from the Grand Lodge Office with the exception of the estate work as further referenced.

II. ESTATES:

General Counsel continues to review files relating to open estates and/or trusts naming The Grand Lodge of Florida, the Masonic Home and/or the Masonic Home Endowment Fund, Inc., as beneficiaries. An annual review of all open files was undertaken with the assistance of BeBe Bryan-Hill at the Grand Lodge Office.

III. LITIGATION:

One of the owner tenants at the Residences of the Coffee Pot Bayou has instituted a small claims action for additional expenses related to her vacating the property. The matter has been turned over to the management company as well as Brother Bruce Marger, who I believe responded to a demand letter months ago on behalf of the management company.

IV. PROPERTIES:

The disposition of the proceeds from the Joan Rheaum Estate continues and we continue to await the resolution of the DeFrenn Property.

V. MASONIC HOME:

General Counsel continues to work with the Admissions Committee, including the undertaking of title and asset searches for incoming residents as well as the preparation of their requisite documentation upon admission.

R.: W.: Donald W. Cowart, Junior Grand Warden, moved to accept the Report of the General Counsel as presented by R.: W.: Stephen R. Gladstone as corrected. Second was made by R.: W.: Haskell R. Vest, Jr., P.D.D.G.M., and the motion carried.

LIST OF PROPERTY ACTIVITY BY COUNTY – NOVEMBER

After a review of the List of Property Activity by County for the month of November, R.: W.: Haskell R. Vest, Jr., P.D.D.G.M., moved for the adoption of the report as printed and distributed. Second was made by M.: W.: Thomas L. Turlington, Jr., P.G.M., and the motion carried.

REPORT OF THE PROPERTIES COMMITTEE

- 1. Zone 1 Properties Committee Chairman W.: Kenneth E. Thorndyke**
The Blocker Property, a lot at 0000 Longhorn Trail, Gulf Breeze, FL
The property is vacant land located in a wetlands area at the south end of the county and is unusable and has no resale value.
- 2. Zone 2 Properties Committee Chairman R.: W.: Robert L. Gentry**
The Crofton Property at Davis Street, Quincy, FL 32351
The property is vacant land and we have posted a FOR SALE BY OWNER sign.
- 3. Zone 3 Properties Committee Chairman Brother Nick D. Deonas**
Vacant Land, Starke, FL, owned by Masonic Charities of Florida, Inc.
The property is listed for \$599,900.
- 4. Zone 4 Properties Committee Chairman R.: W.: Reed Rue**
The Dallas Adkins Property at 10616 Laburnum Drive, Port Richey, FL 34668
The property sold for \$139,900.
- 5. Zone 6 Properties Committee Chairman W.: Jeffrey A. Tumbarello**
The DeFrenn Property at 13 Pinewood Blvd., Lehigh Acres, FL 33936
There is a title problem and General Counsel is working on the issue.

M.: W.: Thomas L. Turlington, Jr., P.G.M., made a motion to accept the Properties Committee Report as printed and distributed. R.: W.: Rudin J. Boatright, Grand Treasurer, seconded the motion which carried.

R.: W.: Rudin J. Boatright, Grand Treasurer, made a motion to approve the appointments of the Deputy Grand Master to the 2022 General Service Panel. R.: W.: Robert J. Lambert, Deputy Grand Master, seconded the motion which carried.

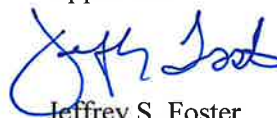
There being no further business to come before the Corporate Board the meeting was closed at 10:15 a.m. Benediction was then offered by R.: W.: Glen B. Bishop, Senior Grand Warden.

Respectfully submitted:



Richard E. Lynn, P.G.M., Grand Secretary
Secretary to the Board

Approved:



Jeffrey S. Foster
Grand Master